



Walnut Country - The Signal | Volume 2022, Issue 8 | Office Phone: 925-687-9961 | Email: [businessoffice@walnutcountry.com](mailto:businessoffice@walnutcountry.com)

### Central Greenbelt Concrete Project Starting Monday, 9/12

## Walnut Country

THE CROSSINGS

In last month's Signal, we wrote about an upcoming concrete repair project that was scheduled to start in mid-September. The work will begin on Monday, September 12th and is expected to complete around Friday September 23rd. This project is focusing on replacing either damaged or slick concrete throughout the central greenbelt area. There are many sections of concrete, especially in the central greenbelt, which were either improperly finished, or where the finish has eroded away, and the surface has become slick when wet.

This project will have us removing and replacing more than 8,000 square feet of concrete in the central greenbelt, from Corkwood Ct to Marsh Elder Ct. The affected areas have been marked out and the vendor will begin staging and removal on Monday. Pouring of new concrete will start the

day following, on Tuesday the 13th.

Since a large area of walkways will be impacted, residents will need to exercise caution when walking through the central greenbelt. We will have signs up indicating the direction that thru-traffic will need to walk. All facilities will remain open and residents will still be able to walk from one side of the community to the other, but you will need to take an alternate route that cuts through some of the grass to get there. We will have all of these temporary walkways and routes marked out on the grass, with signage pointing you in the right direction. We have also included a map in this Signal that will indicate the proper flow of traffic during construction.

Our goal is that this will have as little an impact on your day-to-day as possible, but there will be some walk-

ways folks use daily that will be unavailable during construction. That being said, all facilities will be open and you will be able to walk through the greenbelt to get to them – it'll just be a new path for the next two weeks.

The vendor will also need access to the greenbelt from the cul-de-sacs in this area. They are putting up temporary no parking signs at the end of the cul-de-sacs for the duration of the project.

Once this project is complete, the Board will look into the possibility of a similar project on the east and west sides of the greenbelt, targeting slick and damaged concrete in those areas. The central greenbelt was the priority since it sees the most traffic and sported concrete most in need of replacement.

Please reach out the Business Office if you have any questions about this project!

See page 7 for a detailed map of alternate walking paths in the Central Greenbelt during this project.

### 2023 Budget Update

The CHOA Board met in a special open session meeting on Thursday September 8th and reviewed the 2023 HOA budget. This budget determines what the monthly assessments will be for the upcoming fiscal year, and in creating it, the Board uses historical data, contracts, and estimated future

expenses to arrive at a number that is fiscally responsible and reasonable. The Board goes through the draft budget line by line, discussing each expenditure and its value and benefit, in comparison to its costs.

**For 2023, there will be no change to your monthly assessments. The monthly assess-**

**ments will remain at \$107 for all of 2023.**

A budget package will be mailed to all homeowners in the month of November, as required by state law and our governing documents. It is a large mailing that will include the approved budget, annual policy statements, and pertinent HOA rules and policies.

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### Upcoming Schedule

#### Board of Directors Meeting

- Thursday, September 22<sup>nd</sup> @ 7pm

#### Architectural Committee Meeting

- Thursday, September 15<sup>th</sup> @ 6pm

### Board Meeting Info

The Board of Directors meet on the fourth Thursday of every month at 7pm. Meetings are currently held via Zoom and owners are welcome to join by phone or by utilizing the Zoom app. Meeting information is included on the agenda, which is posted at the Business Office and also available online at the HOA's website.

The Architectural Committee meets on the third Thursday of every month at 6pm - please contact the Business Office for the Zoom info if you are interested in attending!

### 2022 Pool Hours

#### Main Pool

Open Daily | 7am to 9:30pm

#### Side Pools

Currently closed for mnc.

Please visit [www.walnutcountry.com/facilities/pools/](http://www.walnutcountry.com/facilities/pools/) to view the most up to date pool and WCST schedule for all CHOA pools.

## Treasurer's Report (Year to Date) Balance Sheet as of July 31<sup>st</sup>, 2022

### Current Assets

Cash - Operating	\$ 240,025
Cash - Reserves	\$ 2,228,646
Receivables	\$ 6,630
Prepaid Expenses	\$ 40,867
<b>TOTAL ASSETS</b>	<b>\$ 2,516,168</b>

### Current Liabilities

Liabilities (Prepaid Assessments, Accrued Payables, Deposits, etc.)	<b>\$ 104,863</b>
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### Delinquent Assessments, Fees, and Fines

Total Outstanding Assessments	\$ (6,256)
Total Outstanding Fees and Fines	\$ (4,375)
<b>TOTAL OUTSTANDING DELINQUENCIES</b>	<b>\$ (10,631)</b>



## A LOOK at the BUDGET

### Year-To-Date Budget Report

	YTD Actual	YTD Budget	YTD Variance	Monthly Actual
<b>Total Revenue (Accrued)</b>	<b>\$ 812,948</b>	<b>\$ 811,480</b>	<b>\$ 1,468</b>	<b>\$ 114,814</b>
<b>Operating Expenses</b>				
Insurance	\$ 36,656	\$ 35,933	\$ (723)	\$ 5,706
Taxes & Permits	\$ 2,486	\$ 6,706	\$ 4,220	\$ 35
Legal Fees/CPA	\$ 8,938	\$ 9,771	\$ 833	\$ 416
Management & Accounting	\$ 130,256	\$ 129,240	\$ (1,016)	\$ 18,788
Office, Admin, & Mailing	\$ 29,676	\$ 20,568	\$ (9,108)	\$ 5,499
Staffing/Payroll	\$ 14,359	\$ 78,577	\$ 64,218	\$ 8,746
Security Patrol & Gates/Fences	\$ 9,709	\$ 12,833	\$ 3,124	\$ 1,961
Alarm Systems	\$ 3,377	\$ 3,556	\$ 179	\$ -
Landscaping & Irrigation	\$ 114,315	\$ 113,927	\$ (388)	\$ 18,323
Pest Control	\$ 8,690	\$ 8,750	\$ 60	\$ 1,260
Maintenance & Janitorial	\$ 18,432	\$ 10,792	\$ (7,640)	\$ 4,885
HVAC & Plumbing	\$ 4,159	\$ 4,069	\$ (90)	\$ 740
Building Mtnc (Roof/Carpets)	\$ -	\$ 1,514	\$ 1,514	\$ -
Pools, Tennis Courts, & Dog Park	\$ 23,139	\$ 31,008	\$ 7,869	\$ 4,902
Utilities	\$ 117,263	\$ 133,326	\$ 16,063	\$ 26,077
Bad Debt (For Delinquent Owners)	\$ -	\$ 292	\$ 292	\$ -
Reserve Transfer	\$ 210,629	\$ 210,629	\$ -	\$ 30,090
<b>Total Operating Expense</b>	<b>\$ 732,084</b>	<b>\$ 811,491</b>	<b>\$ 79,407</b>	<b>\$ 127,428</b>

**Note regarding new categories:** Discerning readers will notice the categories are different from those found in Signals from the previous years. Good catch! Common Interest Management recently transitioned over to a new accounting system, and as a result, some of the categories are displayed a little bit differently in the monthly financial reports.

## President's Corner // September 2022

Hello Walnut Country, The Board and I hope that you are continuing to enjoy your summer. As I write the President's Corner today, the news says that our temperature might hit 112 degrees. 112?! Did someone move my home to Phoenix and forget to tell me? As much as I love Summer, the cooler temperatures of Fall are looking very appealing.

We held our last monthly meeting on August 25<sup>th</sup>. Below are some of the highlights and additional news for the Association.

### Annual Meeting

Earlier this year, we wrote in the Signal that we would be required to move our Annual Meeting from September to October in order to be in full compliance with the California Civil Code in regards to HOA election laws that changed this year. With this year's election being by acclamation and not written ballot, we were able to move the Annual Meeting back to September.

We know that not everyone has time to make the monthly meeting for the Association, held the fourth Thursday of each month. I would encourage homeowners to try and join us for the

Annual Meeting this September 22nd to hear not only monthly reports but to hear the annual summary that will be held at the beginning of the meeting. Please look for the eSignal via email you will receive approximately a week before the meeting announcing details and Zoom log in info for homeowners.

### Activities Committee

The Association has not had an Activities Committee for the last several years as a result of the pandemic. The Board has recently been looking at our past annual activities to identify events that we can bring back to our schedule, as well as potentially adding new events. Recently we had a homeowner contact the Board and volunteer to help with these efforts by volunteering to chair and restart the Activities Committee. This committee will work with the board to identify and plan for future neighborhood activities. Our current goal is to identify approximately 4 activities that can be held for the Association over the next year. If you are interested in assisting with this effort, we would love your help. Please email the Business Office and we will connect you with the Committee Chair.

### Clubhouse Expanded Hours

As you probably know, the Association reopened our Clubhouse earlier this Summer. In order to be mindful of our Association budget and our overall fiscal constraints, the Board decided to open the Clubhouse 5 days per week (closed Monday and Tuesday) with reduced hours on Wednesday through Friday. Based on feedback and requests from homeowners, the Board has decided to expand hours. The Clubhouse will no longer have reduced hours on weekdays and will now be open from noon until 8pm on Wednesday through Sunday.

### Security Patrol

For many years, Cowell HOA has contracted with different security companies for security patrols in the Association common areas. The purpose is of course to deter vandalism and theft in the common areas and to Association buildings and facilities. The Board routinely reviews these contracts and deployment schedules to try and get the best security service while staying within our budgeted amount. For most of the summer, we adjusted our efforts and contracted for se-

curity personnel to be on site for longer foot patrols instead of intermittent vehicle patrols to increase visibility and further deter criminal activity. We will continue to work on this important issue. Please remember that if you see criminal activity in progress on or around Association property, the first step should be to contact the police department.

### Central Greenbelt Walkway Repairs

The repair and replacement project for the walkways located in our central greenbelt will begin shortly. This project will take several weeks and we ask for everyone's cooperation and understanding as the project proceeds.

Thanks for reading. Hope to see you at our next regular Board meeting on September 22<sup>nd</sup>. All of our meetings are currently held on Zoom so hopefully owners are able to attend. We'd love to see you there. If you have feedback or suggestions for the Board, that is usually the first agenda item for our meetings, starting at 7pm.

**Mike Kindorf**  
CHOA President

## Paper Signal Resuming Shortly!

Last month's meeting, the Board resolved to resume physical distribution of the monthly Signal newsletter as soon as is practical. We are working with all volunteer Signal distributors and are working on the October edition to be ready for hard copy delivery!

If you prefer an electronic copy, we will still send out the link via eSignal as well as post the PDF directly on the HOA's website.

We are also in need of more volunteers to help dis-

tribute the Signal. The Signal Distribution list is broken into 9 Areas; each area includes about 5-7 streets. Each Area has an Area Rep, along with an individual volunteer who oversees a specific street. The Area Rep gets copies of the Signal from the Clubhouse staff. The Rep then drops off these bundled copies to the volunteer for a given street, who then needs to drop off the printed copies at each front door on their street. This is a decades-long tradition we are excited to continue, but we need your

help to do it! We need a few Area Rep volunteers, and several volunteers for specific streets. Most Area Reps also deliver the Signal for their specific street.

### Volunteers Needed:

- Hock Maple Ct
- Barberry Ct
- Arrowwood Ct - both street and Area Rep needed
- N. Weeping Spruce Ct
- Rising Dawn Ln
- N. Marsh Elder Ct
- Weeping Spruce Ct
- Black Walnut Ct
- Smoke Tree Ct

- Candywood Ct
- Sweetbriar Ct - both street and Area Rep needed
- Corkwood Ct
- N. Willow Glen Ct
- N. Sugar Maple Ct
- Area 7 Rep - Indigo to Spoonwood
- Deerberry Ct
- Oakbrook Ct

And a HUGE thanks to all of our existing and long-time volunteers - we couldn't do it without you! Participation like this is a big reason why our community is such a great place to live!

## General Manager's Update // September 2022

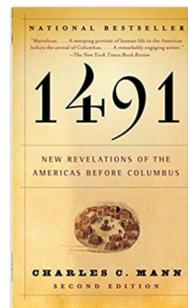
**H**ey CHOA! Hope your AC hasn't failed you during this ridiculous heat wave...from my perspective, it's been kind of neat to get the experience of living in Arizona without actually having to move.

Anywho, lots of interesting stuff to go over from this month! The Board met at their regularly scheduled meeting (the 4th Thursday of every month via Zoom – please join us if you haven't yet attended a meeting!) and lots of action taken and decisions made. Here is a quick highlight reel, as well as some property updates from the month of August!

- We have our central green-belt concrete project starting up on Monday the 12th of this month. We are replacing about 8,100 square feet of damaged, cracked, or slick/slippery concrete from Marsh Elder Ct to Corkwood Ct. Some of the walkways will be unavailable for use, but we will have signage up and alternate pedestrian routes marked out on the grass. All facilities will be open and accessible, but you might need to walk just a little bit further than normal to get to them by foot!
- I have a standalone article in here about the side pool projects and some updates on that, hopefully providing you with a little more information on what exactly has gone wrong. We are also getting calls/emails about the pool condition being unsafe or a breeding ground for mosquitos. Both side pools are getting chlorine added to the water at least three times a week. There is not much that can be done to prevent them from turning green without the pump and filter actively moving the water around and cleaning it. The green water in and of itself is not a health concern to anyone not actually swimming in the water. Vector Control from the county has been
- out a few times to look for mosquito activity and found none, so that is not currently an issue. There are no active health concerns related to the current condition of the pools.
- We replaced all AC vents/grates inside the Clubhouse – the previous ones were not in “grate” shape (please don't stop reading, I am very sorry)
- A plumber has been on site to make repairs to several of the toilets in the main pool restrooms – a few of them were coming loose and needed to be reattached. We also patched up a leak in the women's restroom under the sink.
- The right shower at the Main Pool is not currently working – a plumber was out to take a look and will return the week of 9/12 to make the necessary repairs. We are also looking into changing out the mechanism for how the shower works – thinking about setting it up so that if you press the button for water, it will stay on for about 60 seconds (now you have to keep the button pressed the entire time you want water to come out).
- The Annual Meeting Notice and Agenda has been mailed off and you should be receiving it shortly. Join us on 9/22 at 6:30pm for the Annual Meeting, or at 7pm for the regular meeting! It is still being held via Zoom at this time. Join us if you can!
- The Clubhouse hours have been extended on weekdays to 12pm to 8pm. So hours are now 12pm to 8pm, Wednesday through Sunday.
- We are always looking for Architectural Committee volunteers! These integral HOA committee members perform inspections looking for violations and also meet monthly to review applications submitted by homeowners for proposed modifications to their prop-

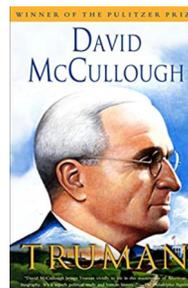
erty. This is a great way to give back to the community and meet some other fellow homeowners!

And as always, here's another book recommendation from the GM that one asked for but you're getting anyways...here are a couple of my favorite non-fiction (mostly history) books for those who are looking for something other than fiction!



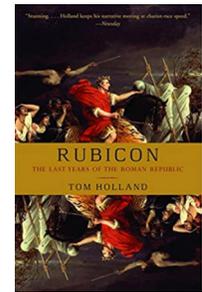
**1491: New Revelations of the Americas Before Columbus**  
by Charles Mann

*Very interesting work about what the Americas looked like before any Europeans arrived - I absolutely love native American history and this one was great - written by a “non-historian” (journalist) so take everything with a grain of salt, but very interesting and entertaining!*



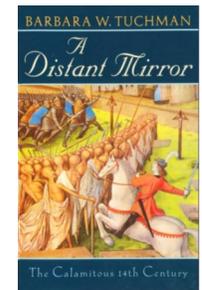
**Truman**  
by David McCullough

*Probably the best biography I have EVER read. Ate this one up. Truman is such an interesting cat - I was indifferent towards him before reading this, but this gave me a newfound respect for him. Lovely biography about the haberdasher from Missouri. This book took him 10 years to write! Also R.I.P. David McCullough, who passed away this August.*



**Rubicon: The Last Years of the Roman Republic**  
by Tom Holland

*Excellent and short Roman History focusing on the events that lead up to Caesar's Civil War. Honestly one of the most fascinating periods of history (to me), the amount of drama and jaw-dropping moments for this ~100 year period is just crazy. Great book if you want to learn a little more about these characters.*



**A Distant Mirror: The Calamitous 14th Century**  
by Barbara Tuchman

*If you know Tuchman, it's probably from The Guns of August, but don't discount this one! It can be a slog at times, but there is just SO MUCH detail and information about daily life in the 1300s in Europe. I saw online someone asked “who reads this?” and the response was “Those who are not satisfied with a casual look at the past.” Could not have said it better myself!*

Also, Board meetings continue to be held via Zoom (but that might change soon). If you haven't attended a meeting before, why not join us?

Until next month!

**Bill Mazza**  
CHOA General Manager

## Security Information

The HOA has historically contracted with a local security company for nightly patrols. Over the decades there have been changes to vendors, schedules, patrol types, etc. For the last ~6-7 years, CHOA has had several daily vehicle patrols, where the guards would drive around and check in on specific areas. Earlier this summer, the Board added an additional 8-hour foot patrol to this service as a trial run. You may have seen this guard on site during the week. If you see them, be sure to say hey! During their patrols, these guards enforce HOA rules (like dogs off leash, issues at the pools, etc) as well as curfew hours in the common areas after 10pm. The Board is currently considering the possibility of increasing foot patrols since they are typically much more effective than the short, infrequent vehicle check-ins. However this comes at a cost – foot patrols are of course much more expensive than vehicle patrols. This is something that Boards need to continually balance – offering services that are attractive and beneficial to the HOA, with-

out significantly increasing HOA dues. The Board always appreciates input on items like this from homeowners at regular Board meetings – there is a homeowner's open forum at the beginning of every HOA meeting, and all homeowners have the ability to provide comments and feedback directly to the Board.

Any homeowner can call the security company to report suspicious activity. However, in most cases it is more effective to call the local police department. The security company cannot always respond immediately, and they are very limited in what they can and cannot do while on site. In many instances, the security officers are trained to call the police, depending on the situation. For example, no security officer can forcibly remove an individual from the property – that can only be done by the police.

If you would like to report suspicious activity to the security company, simply call 415-854-8514 and mention an "Alarm Response". They will then reach out to an office in the area to see if they can quickly come by.

## WANT TO RENT THE CLUBHOUSE?

The CHOA Clubhouse is currently available to rent for a private party on Fridays, Saturdays, and Sundays!

It is a flat rate fee and you can rent the space for 4-8 hours. It is available between the hours of 12pm and 12am. Here is a breakdown of costs to rent the Clubhouse:

- **Lounge:** \$300
- **Game Room:** +\$50
- **Kitchen:** +\$75

If your reservation takes place during Business Hours (12pm to 8pm), the price is reduced by \$100!

To make your reservation, just visit the calendar at <https://cowellhoa.skedda.com>. No deposit needed!

## Walnut Country Preschool News



### Walnut Country Preschool

Welcome back! We are very excited to welcome our teachers and students back to school for a new school year. During these preschool years your child is differentiating themselves from their parents and family. They are also learning the basic principles of life around them and exploring what they can impact in their environment.

That's why we begin the school year encouraging the students to learn about themselves. We will prompt the children to identify observable things about themselves as well as their favorite things. This simple exercise helps your preschooler gain confidence and build positive self-esteem.

We want to help ensure you have a smooth back to school experience. Here are a few tips to help you and your child make the transition:

- If this is the first time you will be separating from your child, be honest and clear that you are leaving,

and you (or a trusted and familiar adult) will be back after class. Let them know one or two things they will get to do, like read a story, sing a song, or play in the sandbox. It is also helpful to remind them what will happen when school is over so they can have something to look forward to.

- Have a routine when you come home. It can be very simple. Having a snack and drink ready at pick-up can be helpful even if it's just for the car ride home. Parents of older children will know that the "after school restraint collapse" is a real thing!

- Avoid asking a dozen questions right after school. Perhaps wait for that snack to kick in. As eager as we are to hear every detail of their day, additional questions might be too much for them to process. Try asking simple questions, while avoiding "yes/no". "What was the most surprising part of your day?", "Who made you laugh today?"

## Clubhouse Hours Expanded!

The Board approved extending the weekday operating hours for the Clubhouse at their August meeting. Starting Wednesday the 31st, the Clubhouse will now be open at 12pm on weekdays. The current schedule is as follows:

- Monday-Tuesday:** Closed
- Wednesday:** 12pm to 8pm
- Thursday:** 12pm to 8pm
- Friday:** 12pm to 8pm
- Saturday:** 12pm to 8pm
- Sunday:** 12pm to 8pm

If you haven't been inside the Clubhouse since COVID shut us down in 2020, stop by and say hey! It was recently recarpeted and we have some new ping pong tables and newly resurfaced pool tables.

We also hope to have some CHOA-events kick off later this year and into next year - keep your eyes peeled for updates in the eSignal!

## East & West Pool Updates

As all of you are likely aware, it's now September and our side pools are still closed due to the ongoing pump room construction project. We are very, very sorry about this – we can only imagine how frustrated the CHOA residents here are, especially with this record heat wave that just hit us this past Labor Day. This is not at all how this project was intended to go.

Owners who live near the pools or walk by them daily have likely noticed that no actual construction has taken place for quite a while now. This is because construction is mostly done – the hold up is and always has been on the admin side of things for most of the year, namely permits with the city of Concord. The contractor performing this work is the same as our current pool maintenance vendor, who had a great historical track record with us. This vendor has performed numerous pump room rehab projects like ours and we even had some board members check a new one out in person, with upgrades similar to the ones we would be doing. Unfortunately this contractor has struggled obtaining permits through the city, either due to missing information or details requested by the city or some other organizational /administrative error. One example of a significant cause for delay was a submission for the for the East pool that required an engineer to draw up plans for ventilation in the building. The contractor did not realize that the



scope of changes they were proposing to the city required this, so we needed to find an engineer who could work with us. This engineer then had to study the proposed plans, come out for an inspection and measurements, and then create plans that satisfied the city. This alone caused about two months' worth of delays. These plans are currently with the city and being reviewed. If approved, the next step is to finish up the pump room construction and then clean out the pool. We are told this part of the project will not take more than a week or so.

We have brought in a third party to assist who is reviewing the plans prior to resubmittal to the city. We have been working with the contractor and are in communication with them daily, asking for status updates and ETAs. As you can likely guess, we are very unhappy with our contractor's continued struggles with obtaining permits for this project. Following completion of this project, the Board will perform a detailed investigation into exactly what went wrong and what can be done to avoid costly delays like this in the future. The Board will also be speaking with executives of the contractor regarding their current contract and the frankly unacceptable performance issues related to this project.

At this point, the east pool submittal is with the city and being reviewed. The west pool submittal is being finalized by the contractor and is about ready to send to

## We're Impressed!

Thanks to all the owners who are spending their hard-earned time and energy keeping their properties looking great! A special shoutout to some lots that caught our attention this past month:

- 4483 Hock Maple Ct
- 4406 Indigo Ct
- 4475 Leatherwood Ct
- 4481 Silverberry Ct
- 4494 Silverberry Ct
- 4497 Silverberry Ct
- 4421 Sweetbriar Ct

- 4408 Adelia Ct
- 4505 Candywood Ct
- 4507 Candywood Ct
- 4410 Catalpa Ct
- 4400 Corkwood Ct
- 4401 Corkwood Ct

*thank you*

our third party to look over. Once the city approves the permits, not much is left. The small bits of construction left will be finished, the components put in place and turned on, and the pool cleaned out. Unfortunately none of this can happen until the city approves our permits, which is why there has been very little change from the outside over the last few months.

Both side pools are having chlorine added at least three times a week. There is not much that can be done to prevent them from turning green without the pump and filter actively moving the water around and cleaning it. Vector Control from the county has been out a few times to look for mosquito activity and found none, so that is not currently an issue. There are no active health concerns related to the current condition of the pools.

We are very sorry for how badly this project has gone and will provide everyone with an update as soon as we have an ETA for at least one of the side pools. In the meantime, the Main Pool will remain open until further notice. We have no plan to even talk about closing the Main Pool until at least late fall, given how the pool situation has gone this year. We very much appreciate your patience and are doing all we can to get the contractor to finish up the job. We also apologize for not being able to give out more detailed updates explaining exactly why there is a delay. It has simply been a multitude of administrative issues on the contractor's end, which have hopefully all been cleaned up with this most recent round of submittals.

## LOSE SOMETHING?

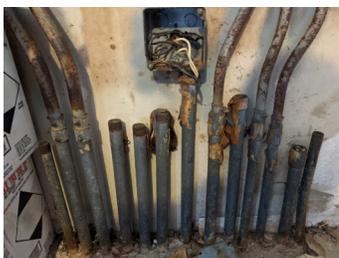
### CHECK THE LOST & FOUND!

We have a permanent Lost & Found bin located by the showers at the Main Pool. Lost or left behind items are collected by the Clubhouse staff daily and placed in this bin.

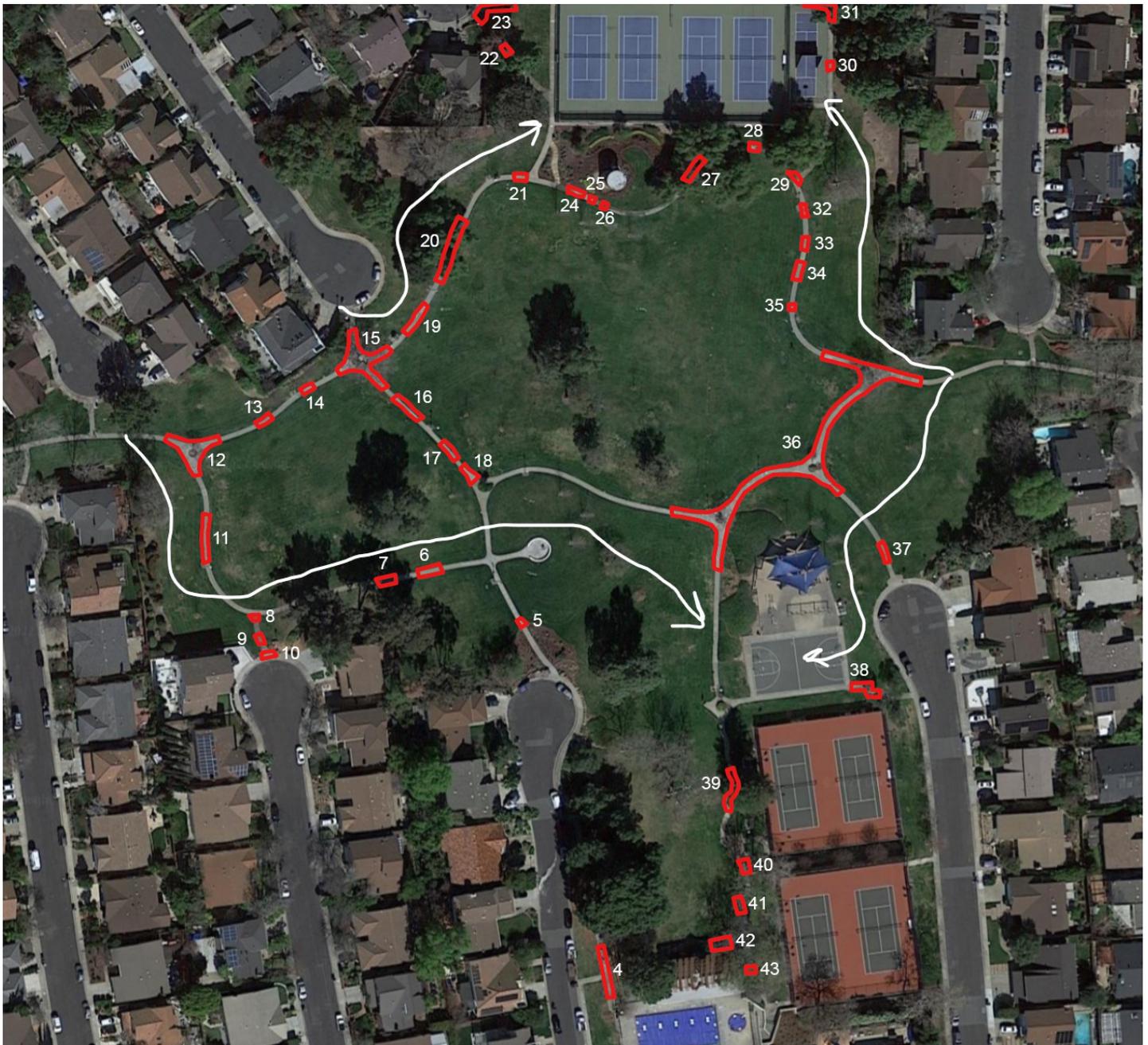
Be aware that valuables like phones, wallets, etc. will be stored in the Clubhouse office. Please contact the Clubhouse staff if you have lost something like that to see if it was found or turned in.

**Clubhouse phone:** 925-825-0250

**Clubhouse email:** [clubhouse@walnutcountry.com](mailto:clubhouse@walnutcountry.com)



## Central Greenbelt Pedestrian Walkway Map - 9/12 to 9/23



The above map details the alternate routes pedestrians must take during the concrete replacement project in the central greenbelt. All facilities will remain open and will be accessible by foot. Thru traffic will need to head south towards the main playground in order to access the other side of the greenbelt.

Residents wanting to utilize the lower tennis courts must follow the signage and markings.

We have marked out using temporary marking paint all appropriate walkways available during construction. Please follow directions and be vigilant - this is an active construction zone and

most concrete walkways are unavailable during this time period. Please be respectful and follow the pathways laid out until all work has finished.

Please note that the greenbelt entrances from Sweet Shrub, Blueberry Ct, and Stone Canyon will be unavailable during this time.

Please enter the greenbelt from either Corkwood or Weeping Spruce if you are impacted.

Marsh Elder Ct is also being used for staging and might not be available 100% of the time. Please exercise caution and use your best judgment during construction.

## Board Meeting Summary // September 2022

The CHOA Board of Directors meet every month on the 4th Thursday. During these meetings, all Association business is conducted. This is where your Board makes just about every decision related to the HOA – the budget, contracts, vendors, projects, rules, policies, etc. Pretty much every action taken by your board happens in these meetings, so it's always recommended that owners attend, so they have a grasp on what's going on in the community.

Of course we understand not everyone can make every meeting. After the meeting is over, the GM puts together the meeting minutes – a record of all decisions made during this meeting. Minutes are not meant to be a “summary” of the meeting, but rather a simple record of all action taken by the Board. Minutes are in draft form until approved by the Board at the following meeting. Once approved, they are signed and made available on the HOA website. This is usually about 30 days after the given meeting. Owners can always request to see a draft copy of the minutes from the General Manager, if you don't want to wait for the finalized version.

For those who didn't attend and don't want to bother with the minutes, here is a brief summary of what happened during last

month's Board meeting. Important note: this is in no way an official record of the meeting – that would be the Minutes. This is simply an informal summary from the GM's perspective.

- The meeting started at 7pm and several homeowners were present and provided feedback and comments during the homeowner's open forum.
- The Board adjusted the date for our 2022 Annual Meeting to September 22nd. Previously we had to move it back to October to allow us more time for mailings, as required by a new state law. Since this year's election is by Acclamation (meaning no ballots are going out), the Board was able to move the Annual Meeting date back to its more standard September date.
- A CC&R amendment was approved after holding the required homeowner comment period. This amendment is required by law and will see our CC&Rs adjusted so that the minimum rental lease term is now 30 days (previously it was 6 months).
- The Board approved a bid for CPA services to audit our 2022 financials (required annually) and file the HOA's taxes.
- A proposal was approved to replace flooring in the Preschool building (as a reminder, this is owned by

the HOA and rented out to the preschool. The HOA maintains most portions of the building, like any standard landlord).

- The Board approved reestablishing the Activities Committee and appointed a volunteer homeowner as Chair. This Committee will begin working on potential events for both 2022 and 2023.
- The Board approved using an arborist as a consultant for 2023 tree work. This arborist will create a detailed plan and maintain our existing inventory. We will then take the scope of work for 2023 tree trimming out to bid, so the board can obtain competitive bids and hopefully see some significant cost savings as a result! This new plan will give us consistency from the arborist side of things, as well as the ability to get competitive bids for tree maintenance every year.
- The Board approved increasing the operating hours on Weds-Fri from 12pm to 8pm
- The Board discussed the current contract with our security company, and looked at potential options for increasing our on-foot patrols vs. continuing with our current vehicle patrol hits (which are typically pretty quick and less effective overall, but much less expensive).
- The Board then met for a special open session meet-

ing on September 8<sup>th</sup> to review the 2023 annual budget. This is one of the Association's most important meetings. The Board goes through the annual budget line by line and ultimately determines the cost of the 2023 monthly assessments. This year, the Board approved a monthly assessment of \$107.00, so no change from 2022. Expect the annual budget package in the mail later this November.

As a reminder, all meetings are currently held via Zoom and start at 7pm on the 4th Thursday of every month. All homeowners are welcome and encouraged to attend! Contact the GM if you have any questions about how any of this works.

The agendas and notices for all Board meetings are posted outside of the Business Office a minimum of four days before the meeting. We also post the notice on the HOA website, and send out a link via the eSignal email blast. The agendas will have the Zoom info so any homeowner can attend.

The Homeowner's Open Forum is always at the beginning of the meeting, so if you don't have time to stick around for the whole meeting, no problem! Show up, speak your piece, and feel free to disconnect whenever it's most convenient for you!

## South Slope Project Underway

We've mentioned this in the last two Signal articles in more detail, but the fescue grass removal project along the South Slope is underway! This project is removing thousands of square feet of high-water use fescue grasses that ultimately made up our largest water bill for 2022. The grass is being replaced by more than 30 trees, bark, and cobble and

river rock (to help prevent erosion of soil into the street during heavy rains). This project is a part of the Board's goal to reduce high-water use non-recreational landscape areas, and replace them with more drought-conscious (and tolerant) plant material to help reduce our overall water bill and embrace a more responsible mindset when it comes to our common areas.

### IMPORTANT PHONE NUMBERS

Concord Police (24/7 Dispatch)	925-671-3333
Concord Police (Non Emergency)	925-671-3220
CHOA Business Office	925-687-9961
CHOA Clubhouse	925-825-0250
CHOA Security (“Alarm Response”)	415-854-8514
Concord Public Works	925-671-3132
Code Enforcement	925-671-3075
County Animal Control	925-608-8400
CORE Homeless Outreach	211

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**Need a higher, grounded perspective on life?**

#### What clients are saying:

**Lisa, Devon, England**

Christine's channeling really resonates with the messages I have also been feeling through my own intuition. It is really so beautiful to hear Christine speaking, really comforting. She has the most calming voice and energy.

**Ellen, Humboldt, California**

I have had two channeling sessions with Christine. She brings a lot of light to her channeling. I could feel my heart chakra opening as she spoke and love washing over my body. The insights that came through rang true and provided spiritual guidance. Christine is a gifted channel and I recommend her especially for those looking for guidance, help making a decision, deeper connection to their own higher selves and spirit guides or in need of comfort and encouragement.

**Carmen, Greece**

After receiving Christine's recorded channeling, I had to sit with it for a while. It moved me incredibly. When she asked me for a review, I was already thinking I wanted to write a great thank you and recommend that everyone, who is able, give themselves this gift. Both the light from the Guides and from Christine herself is so warming and glorious that I'd want everyone to experience it! I am grateful!

**Nargiz, Concord, California**

I had amazing session with Christine!  
As I am going through some changes in my life I needed guidance from above. I am spiritual person and do believe that we have connection with our dear ones that passed away. Christine just proved that. I was able to connect to 2 dear ones and it was amazing experience. Very comforting and emotional. I highly recommend her.

Schedule a session with Intuitive Channel and Medium,  
Christine Boschen online at  
<https://convergeforward.com/channeling-medium/>

Questions? Call Christine at 925-951-7258.  
All appointments via Zoom.  
Weekdays, evenings, and weekend times available.

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